



**ACTION AGENDA**  
**HUNTINGTON BEACH OFFICE OF THE ZONING ADMINISTRATOR**  
**Room B-8 – Lower Level - Civic Center**  
**2000 Main Street**  
**Huntington Beach California**

**WEDNESDAY, MAY 31, 2006, 1:30 P.M.**

**ZONING ADMINISTRATOR:** Mary Beth Broeren

**STAFF MEMBERS:** Rami Talleh, Jason Kelley, Ron Santos, Ramona Kohlmann

**MINUTES:** May 17 and 24, 2006

**APPROVED AS SUBMITTED**

**ORAL COMMUNICATION:** **NONE**

**SCHEDULED ITEMS:**

**1. PETITION DOCUMENT: TEMPORARY USE PERMIT NO. 2006-001 (BELLA TERRA MALL GRAND OPENING EVENT – CONTINUED FROM THE MAY 17, 2006 MEETING WITH THE PUBLIC HEARING OPEN)**

APPLICANT: Patricia Rogers

REQUEST: To permit a two-day outdoor event on September 8 and September 9, 2006, consisting of live entertainment, food tasting, beer and wine tasting, merchandise booths, and various skateboard demonstrations within the Bella Terra Mall parking lot.

LOCATION: 7777 Edinger Avenue (north side of Edinger Avenue, west of Beach Boulevard)

PROJECT PLANNER: Rami Talleh

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL**

**2. PETITION DOCUMENT: CONDITIONAL USE PERMIT NO. 2006-011 (SURFCITY ROADHOUSE RESTAURANT)**

APPLICANT: Geary Weber

REQUEST: To permit the sale of alcoholic beverages for on-site consumption within an existing restaurant.

LOCATION: 5932 Warner Avenue (southwest corner of Warner Avenue and Springdale Street)

PROJECT PLANNER: Jason Kelley

STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**APPROVED WITH FINDINGS AND CONDITIONS OF APPROVAL**

**ACTION AGENDA  
(Continued)**

- 3. PETITION DOCUMENT:      CONDITIONAL USE PERMIT NO. 2006-018 (NORTH AMERICAN HOMES)**
- APPLICANT: Tom Le
- REQUEST: To permit development of one single-family dwelling on each of two adjacent lots with a grade differential exceeding three feet between the high and low point. The request includes a review and analysis for compliance with the Infill Lot Ordinance. The Infill Lot Ordinance encourages adjacent property owners to review proposed development for compatibility/privacy issues, such as window alignments, building pad height, and floor plan layout.
- LOCATION: 701 – 703 California Street (northwest corner of California Street and Geneva Avenue)
- PROJECT PLANNER: Ron Santos
- STAFF RECOMMENDS: Approval based upon suggested findings and conditions of approval

**APPROVED WITH FINDINGS AND MODIFIED CONDITIONS OF APPROVAL**

***Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Zoning Administrator is final unless an appeal is filed to the Planning Commission by you or by an interested party. Said appeal must be in writing and must set forth in detail the action and grounds by which the applicant or interested party deems himself aggrieved. Said appeal must be accompanied by a filing fee of One Thousand Two Hundred Eighty Seven Dollars (\$1287.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and One Thousand Five Hundred Sixty Nine Dollars (\$1569.00) if the appeal is filed by any other party. The appeal shall be submitted to the Secretary of the Planning Commission within ten (10) calendar days of the date of the Zoning Administrator's action or ten (10) working days for a coastal development permit.***